

C J H LAND

DEVELOPMENT & LAND AGENCY

FOR SALE

Residential Development Opportunity

4.42 Hectares (10.92 acres) of green field land on the edge of North Petherton with a resolution to grant an outline planning permission for 130 residential units.

Taunton Road
North Petherton, Somerset

LOCATION

The town of North Petherton is located on the eastern edge of the Quantock Hills 4 miles south of Bridgwater and 7 miles north of Taunton. It has a population of approximately 6,730.

Primary education is provided by the North Petherton Community Primary School which is located a short distance to the northwest of the site. Secondary education is provided within Bridgwater.

There are a variety of good local shopping facilities, doctor's surgery, pharmacy, post office and library within the village. In addition there are numerous sports and leisure clubs with facilities in the area.

North Petherton is well served by the A38 providing a link directly to Bridgwater to the north and Taunton to the south. Junction 24 of the M5 is only a short drive away providing excellent road communications. Mainline train stations are to be found in both Taunton and Bridgwater. The village also benefits from a regular bus service. National Cycle Route 3 Bristol to Bridgwater is just north of the town centre.

THE SITE

The site is located on the southern edge of North Petherton 0.5 miles from the town centre. Access is to be provided through 150 Taunton Road which is part of the planning application. It should be noted that 150 Taunton Road is being sold in its entirety including the house. The application area is divided into 4 further fields, is grassed and currently used for grazing livestock. It extends to approximately 4.42 hectares (10.92 acres). The topography of the site slopes gently from north to south. The very southern area being located in the flood plain which is to provide recreational public green space.

PLANNING

The site has a resolution to grant an outline planning permission granted by Sedgemoor District Council (No. 37/18/00097) for the erection of up to 130 residential units, of which 39 are to be affordable.

The purchaser shall also be responsible for the Community Infrastructure Levy appropriate for this development and all section 106 requirements.

SPECIAL CONDITIONS OF SALE

1. The Vendors shall retain a 1 metre ransom strip from points A-B and B-C. (As indicated on the plan opposite)
2. 3 properties currently drain into a septic tank located at point X. These properties shall be connected into the mains drainage system of the new development.
3. The area outlined green shall have a vehicular access to its boundary suitable for the development of 5 houses and the ability to connect into the necessary services and utilities which shall be provided to the boundary.
4. A non-returnable but deductible deposit of £125,000 shall be paid upon the exchange of contracts and released to the vendor.

SERVICES

We understand that all mains services are in close proximity to the site however all interested parties are deemed to have made their own enquiries to the relevant service authorities.

FURTHER INFORMATION

This shall be provided by way of disc or file sharing link.

METHOD OF SALE

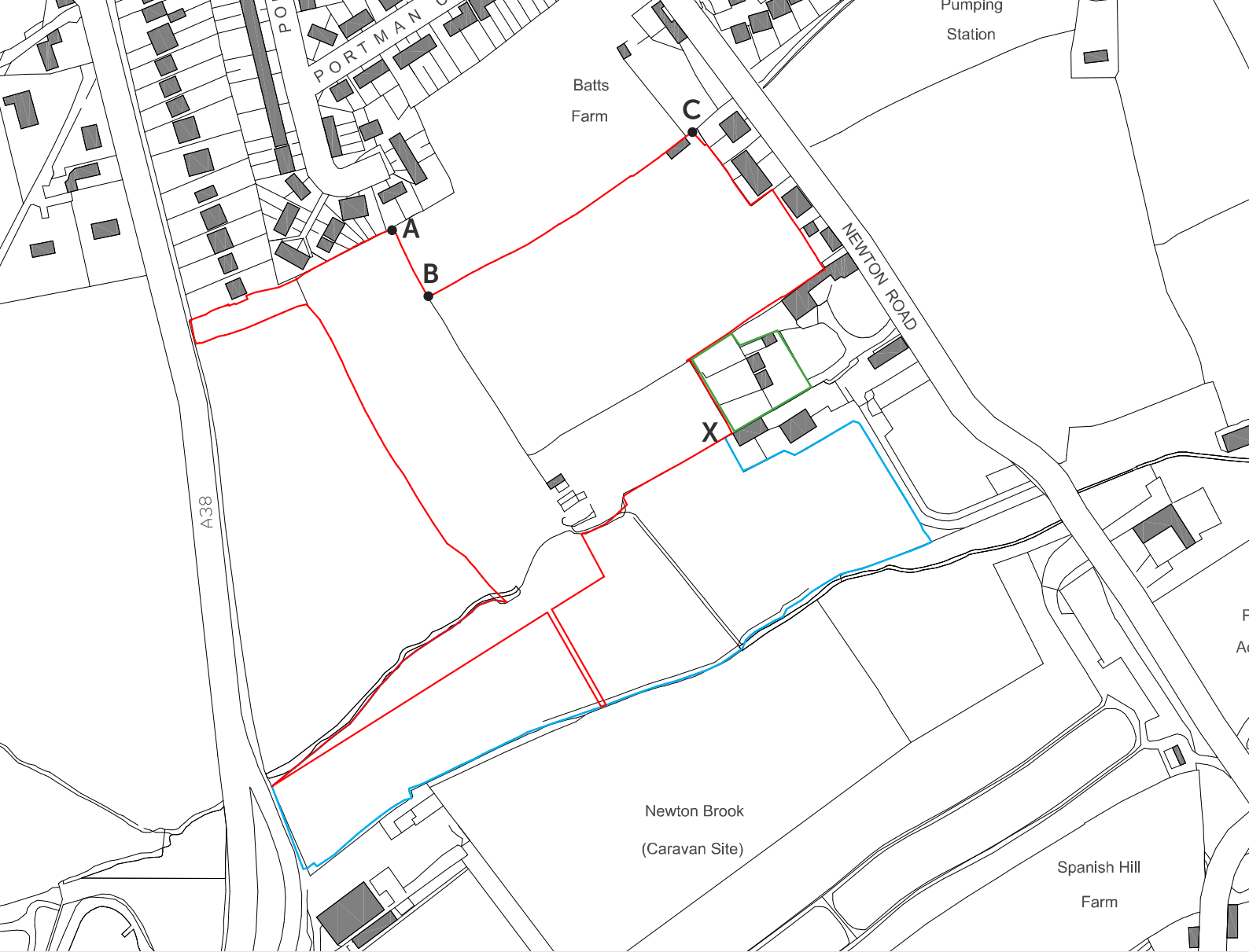
The freehold of this property is offered for sale. All proposals for the purchase of the land shall be submitted to CJH Land Ltd in writing or by email by close of business on **Friday 14th June 2019**.

AFFORDABLE HOUSING

It is part of CJH Land Ltd's instruction to oversee the delivery of the affordable housing. On that basis please do not approach any of the RP's. Simon Parks Affordable Housing Director at CJH Land will be providing all of these necessary details in due course. If you have any queries regarding this aspect of the development please do not hesitate to contact Simon at simon@cjhland.co.uk

DISCLAIMER CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that:

1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property. 193585. 05/19.



VIEWING

The site cannot be seen from the roadside.
If you require an onsite viewing please
contact Matthew Hiles at CJH Land
to make an appointment.





C J H LAND

DEVELOPMENT & LAND AGENCY

Matthew Hiles
Tel: 01275 463588
matthew@cjhland.co.uk

Simon Parks
Tel: 01275 463588
simon@cjhland.co.uk

www.cjhland.co.uk

The Gatehouse | 9 Farleigh Court | Old Weston Road
Flax Bourton | Bristol | BS48 1UR